

Planning Committee

Tuesday 12 November 2019

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London
SE1 2QH

Supplemental Agenda No.1

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Contact

Everton Roberts on 020 7525 7420 7221 or email: everton.roberts@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Date: 13 November 2019

| | | | |
|------------------------------------|--------------------------------|---|--|
| Item No: 6.1 & 6.2 | Classification: Open | Date: 12 November 2019 | Meeting Name: Planning Committee |
| Report title: | | Addendum report Late observations and further information | |
| Ward(s) or groups affected: | | Old Kent Road | |
| From: | | Director of Planning | |

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. Members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

Item 6.1 – Application 18/AP/2761 for: Full Planning Application – 301-303 ILBERTON ROAD, LONDON SE15 1NW

3. The following corrections, clarifications and amendments are proposed to the Case Officer's report:
4. In paragraph 47 the report states that the Inspector's report for the draft New London Plan is awaited and the plan should only be attributed limited weight. This should be corrected to say that The Inspector's report was published on 8th October, following which significant weight can be given to the draft New London Plan.
5. In paragraphs 97 and 98 the report states that there would be no wheelchair accommodation proposed.
6. Since the publication of the main committee report, the applicant has worked hard to provide wheelchair units on the site (adaptable for a range of disabilities), which is welcomed. There will be four No. 3 bedroom wheelchair units. This is providing 10% wheelchair habitable rooms as required by policy, these are all located in the affordable tenure. An additional condition is recommended to ensure these are fitted out to the relevant Building Regulations standards.

7. The proposal is car free and does not provide off street disabled parking. Whilst it is not located within a CPZ, the council's programme for introduction and revision of CPZ's includes this area. The scheme does not provide any on-site wheelchair parking due to the sites triangular shape and small area. There is a need to replace the commercial floorspace and as a result this meant that parking cannot be provided on site. Whilst on-site parking is not provided, Officers acknowledge that there is also a need for alternative types of specialist housing which meet the needs of people with disabilities that may not require the full wheelchair accessibility and parking option. In addition mobility impaired occupiers could access specialist providers such as Dial a Ride. It is also recommended that a condition to ensure all marketing of the development promotes car free living, to ensure the occupants are well aware they will not be entitled to permits. .
8. In paragraph 103 the report notes that the scheme will deliver 30 units (71%) in dual aspect. It should also be noted that 77% of the affordable units would have dual aspect.
9. In paragraphs 113 - 114 the report conforms that the proposal would meet the minimum children's play space at 195sqm. This is in addition to the 113sqm of communal amenity space on the roof. The Mayor's SPG sets out the intended strategic approach to delivering new and enhanced playspace both on and off-site in new developments. It explains that 'doorstep' play (Under 5s) should usually be provided on-site, unless there is existing provision within 100 metres. For 5-11 year olds and children over 12 years old, it recommends that off-site provision is acceptable, if there is existing provision within 100-400 metres and 400-800 metres respectively. This is summarised in Table 4.5 of the SPG, reproduced below.
10. **Table 4.5 of the Mayor's Providing for Children and Young People's Play and Informal Recreation SPG**

Table 4.5 Provision of play space to meet the needs of new development

| | | Under 5s | 5-11 | 12+ |
|------------------------------|-----------------|----------------------------------|----------------------------------|----------------------------------|
| Existing provision | within 100 m | On site or off-site contribution | Off-site contribution | Off-site contribution |
| | within 100-400m | On-site | On site or off-site contribution | On site or off-site contribution |
| | within 400-800m | On-site | On-site | On-site or off-site contribution |
| No existing provision | within 100 m | On-site | Off-site provision | Off-site provision |
| | within 100-400m | On-site | On-site | On site or off-site provision |
| | within 400-800m | On-site | On-site | On-site |

11. The landscape design proposed within the roof space would dedicate play facilities for all age groups, which could accommodate such as doorstep play, table tennis, adventure playground equipment and shelters etc. The details would be secured by condition as recommended. The spaces would be welcoming for children and young people of all ages and abilities, but also for parents and carers as well as any resident of the development. The Mayor's SPG states that the spaces should be

inclusive and that differentiation of space, if any should be blurred, not rigid to allow mixed use of spaces and use by family and groups of different ages. The parapet walls are of sufficient height that allows for the play space to be protected and function well.

12. In paragraph 143 under the discussion of daylight and sunlight impacts, there is an error in the report. It reads that the only noticeable reductions would be to the 7 windows in the emerging development at 313-349 Ilderton Road. This should read in the future hypothetical development at the Canterbury Industrial Estate..
13. In paragraph 151 the report states that the pavement in front of the site would be widened. This is an error. The applicant had amended the plan to show that the pavement is not to be widened.
14. Condition No. 11 in the recommended conditions requires the details to be submitted for the (B1(c)) fit out. This condition should be amended to include details for the commercial units to be sprinklered.
15. Condition No. 18 (biodiverse roof) is to be deleted due to the full provision of communal amenity space and children play space across the whole roof level. Members should note that a green wall and swift bricks are being provided within the scheme.

Item 6.2 – Application 18/AP/2895 for: Full Planning Application – 2 VARCOE ROAD, LONDON, SE16 3DG

16. The main committee reported that there were two objections received. However, one further response has been received from a prospective purchaser of the adjoining Pocket Living development. The concerns are summarised as:
 - the loss of privacy and enjoyment of amenity to the external terraces of 1 Varcoe Road that will result from the proposed 2 Varcoe Road scheme design.
 - the north block 'articulated crown' is unnecessary and overbearing and will reduce the amount of direct sunlight that the 1 Varcoe Road communal external amenity will receive due to shading.
 - Insufficient information has been provided in DAS Section 3.6 'Pocket living building interfaces';
 - West elevation of the north block of 2 Varcoe Road steps beyond 1 Varcoe Road building line (predominant, first floor and above), with potential overshadowing of 1 Varcoe Road windows.
17. Officers response: It is acknowledged that there might be the concern of overlooking into the neighbouring roof terrace at the new Pocket Living development. However, this could be appropriately screened with a landscape buffer and Condition No. 12 (amenity space) has been recommended to secure these details. The main committee report further details the daylight and sunlight impacts.

18. The landscape design proposed within the roof space would dedicate play facilities for all age groups, which could accommodate such as doorstep play, table tennis, adventure playground equipment and shelters etc. The details would be secured by condition as recommended.
19. Add condition to require 7 of the wheelchair units meet Part M of the Building Regulation standards.

REASON FOR URGENCY

20. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

21. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--------------------------|---|--|
| Individual files | Place and Wellbeing Department 160 Tooley Street London SE1 2QH | Planning enquiries telephone: 020 7525 5403 |

Welcome to Southwark Planning Committee

12 November 2019

MAIN ITEMS OF BUSINESS

Item 6.1: 18/AP/2761 - 301-303 Ilderton Road,
London SE15 1NW

Item 6.2: 18/AP/2895 – 2 Varcoe Road, London
SE16 3DG

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Margy Newens



Councillor Barrie Hargrove



Councillor Adele Morris



Councillor Catherine Rose



Councillor Damian O'Brien

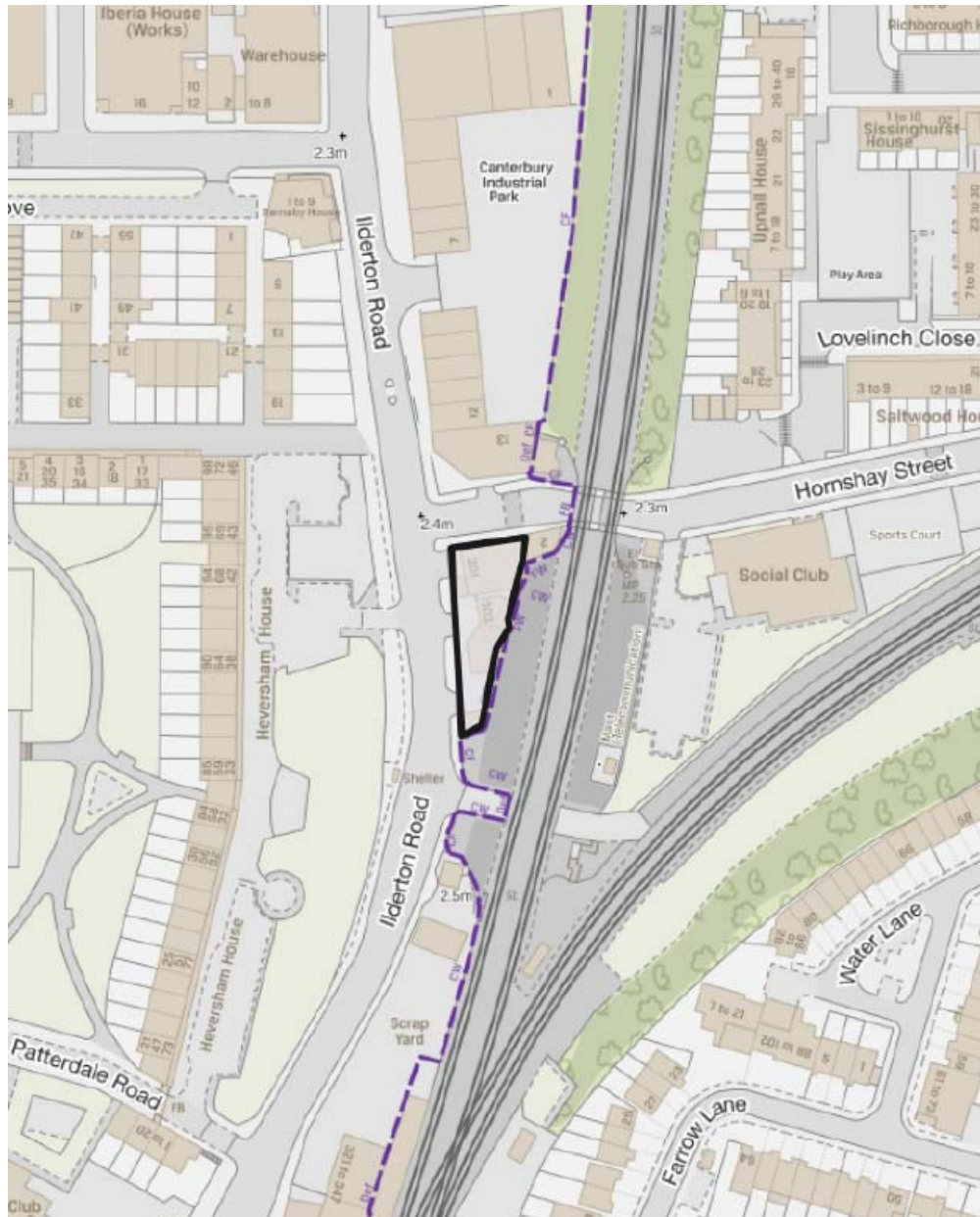
18/AP/2761 – 301-303, Ilderton Road, London SE15 1NW

Demolition of existing buildings and construction of a 12 storey building (+45.3m AOD) (plus basement) comprising 46 residential dwellings (Class C3) and commercial floorspace (Class B1(c)), creation of a new vehicular access from Hornshay Street with landscaping (including a communal roof garden), cycle parking and associated ancillary development.

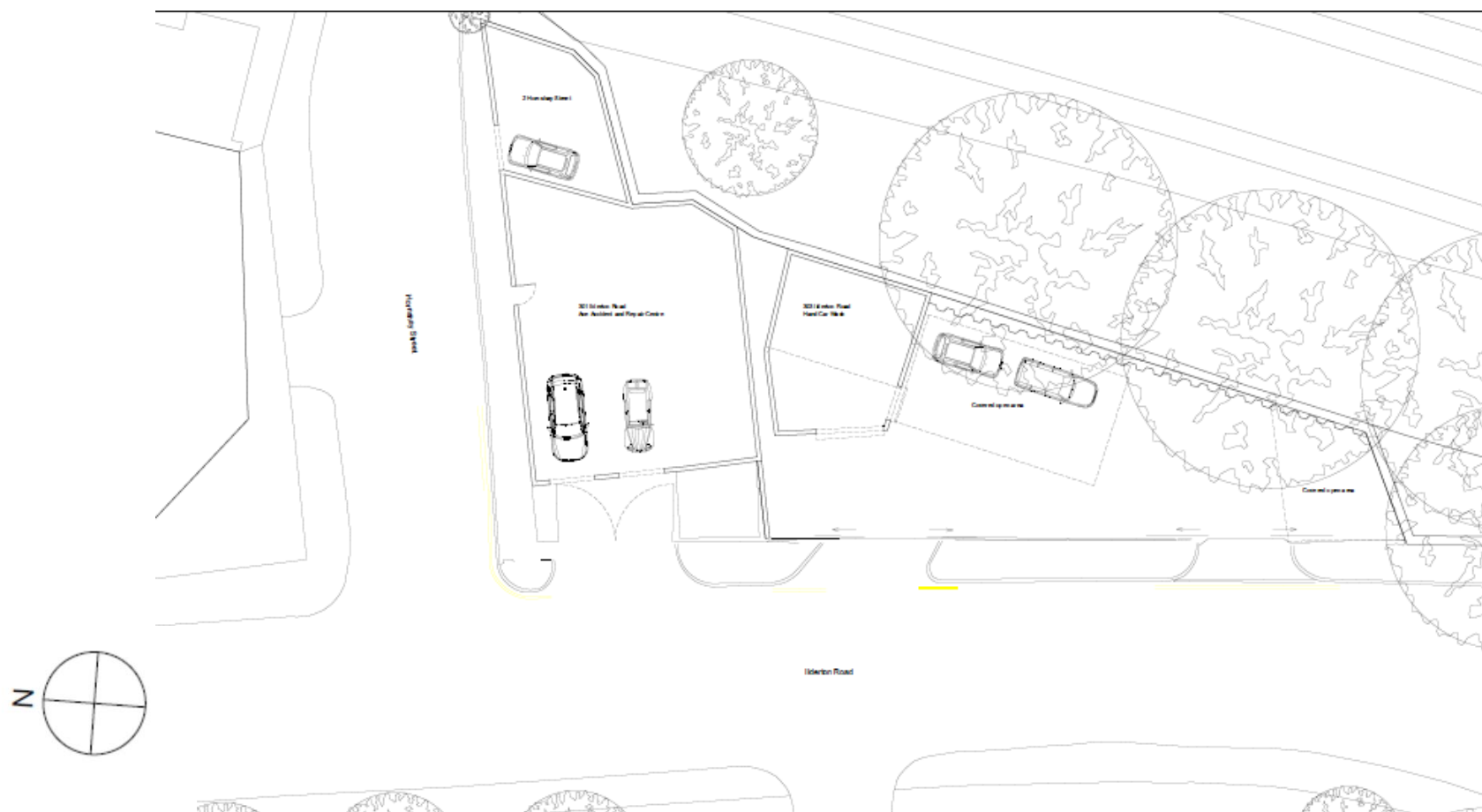
This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

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Existing site



8

Existing site



View from Ilderton Road looking north



View from Tustin Estate car parking looking towards Ilderton Road



View from junction of Ilderton Road and Hornshay Street



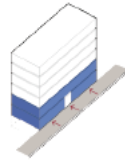
View of Ilderton Road and Tustin Estate looking south

Extract from Draft OKR AAP

VERTICAL MIX: Small office and studio

Workspace will be provided at ground and first floor. Ground floor ceiling heights should be a minimum of 4m. Basement levels should be utilised to accommodate residential servicing, storage or commercial uses where appropriate

Suitable uses: Artists' studios, galleries, maker spaces and office space (Class B1a and/or B1c use).

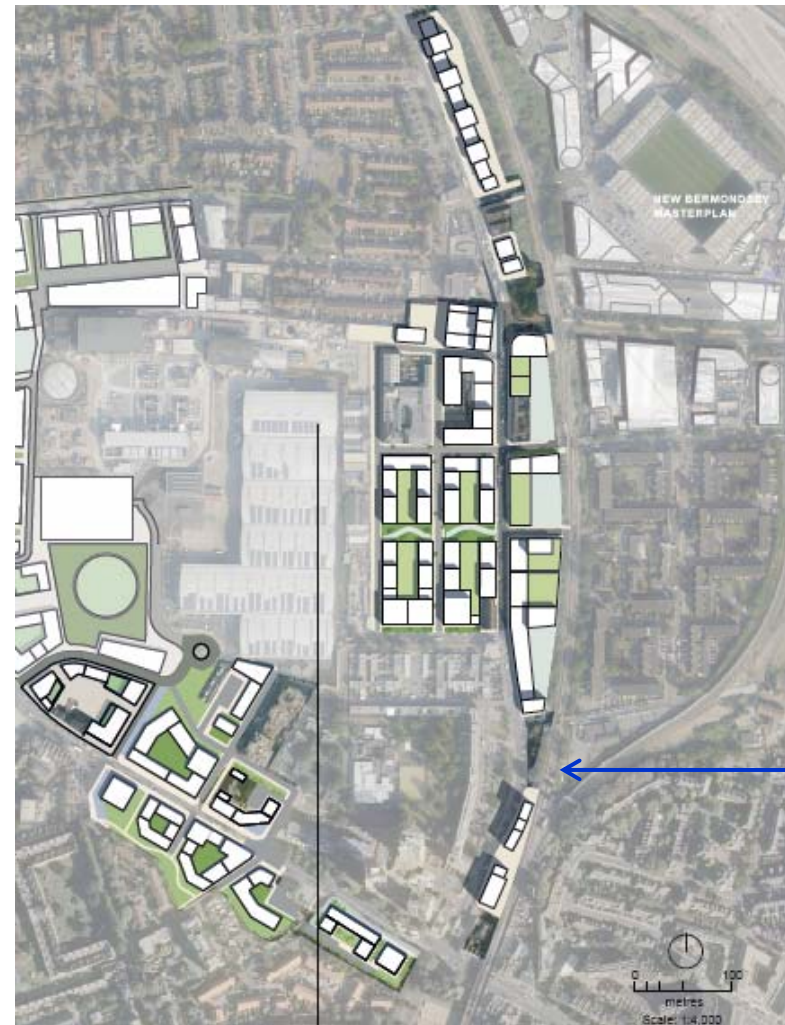


Site

12

Extract from masterplan for OKR16

The east side of Ilderton Road is suitable for depot and industrial uses, also within mixed use development that provides new homes. New pocket parks and greener and safer streets will improve the environment for people walking and cycling.



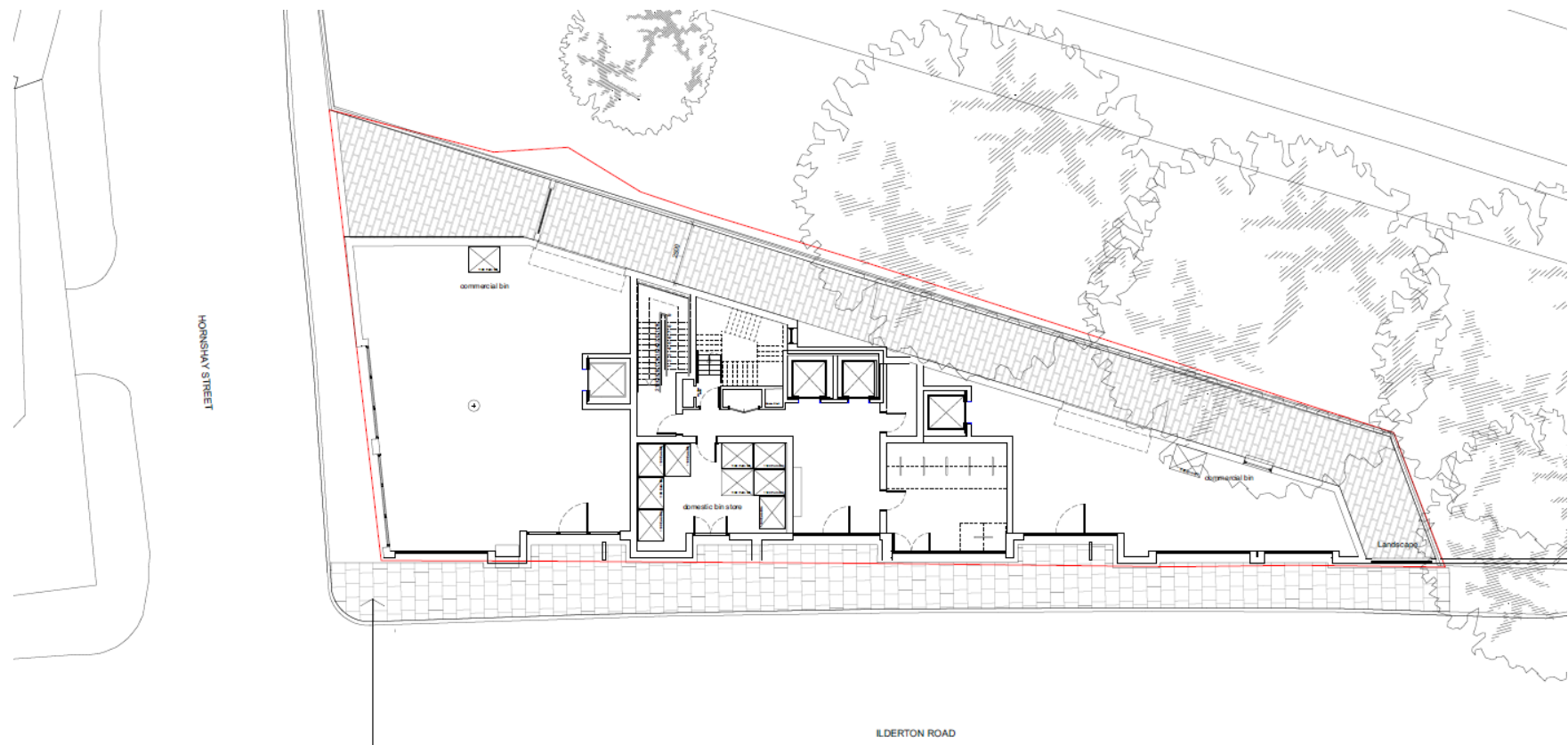
Site

Regeneration benefits

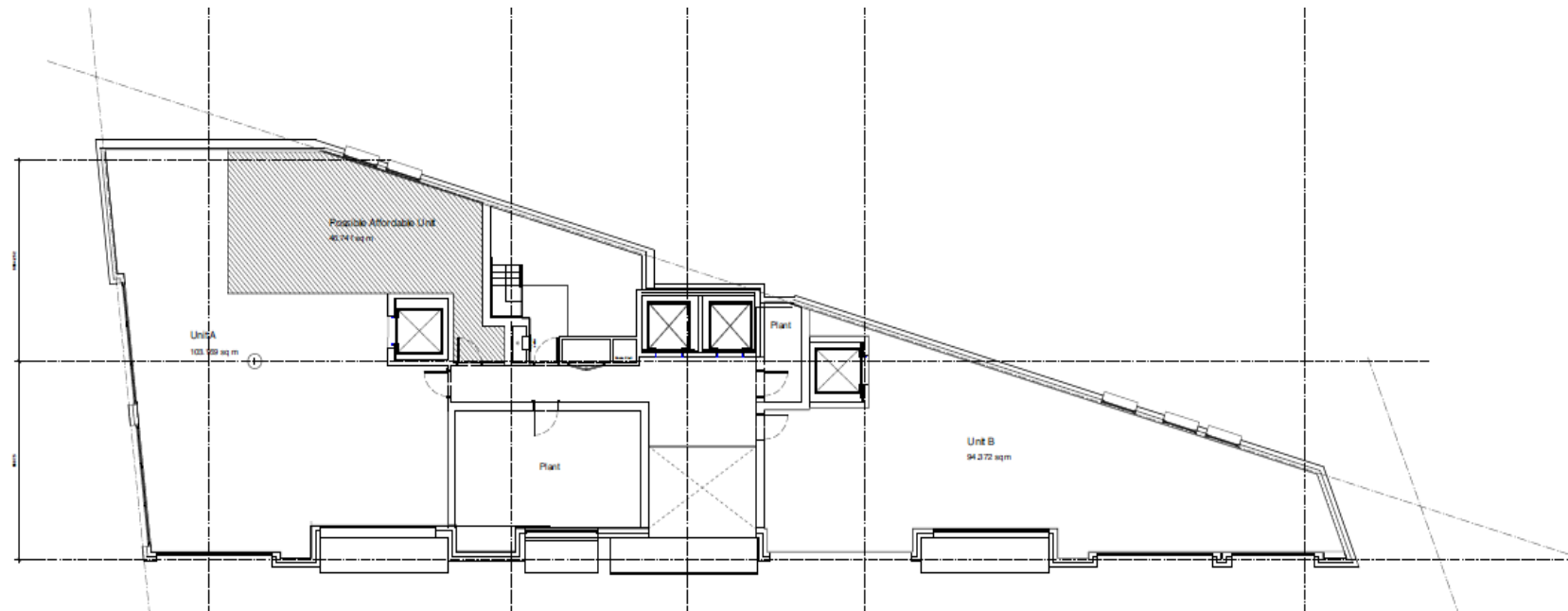
46 new homes
36% affordable housing (13 dwellings)
26% social rented
& 9.8% intermediate
449sqm of workspace
Active frontage
10% affordable workspace



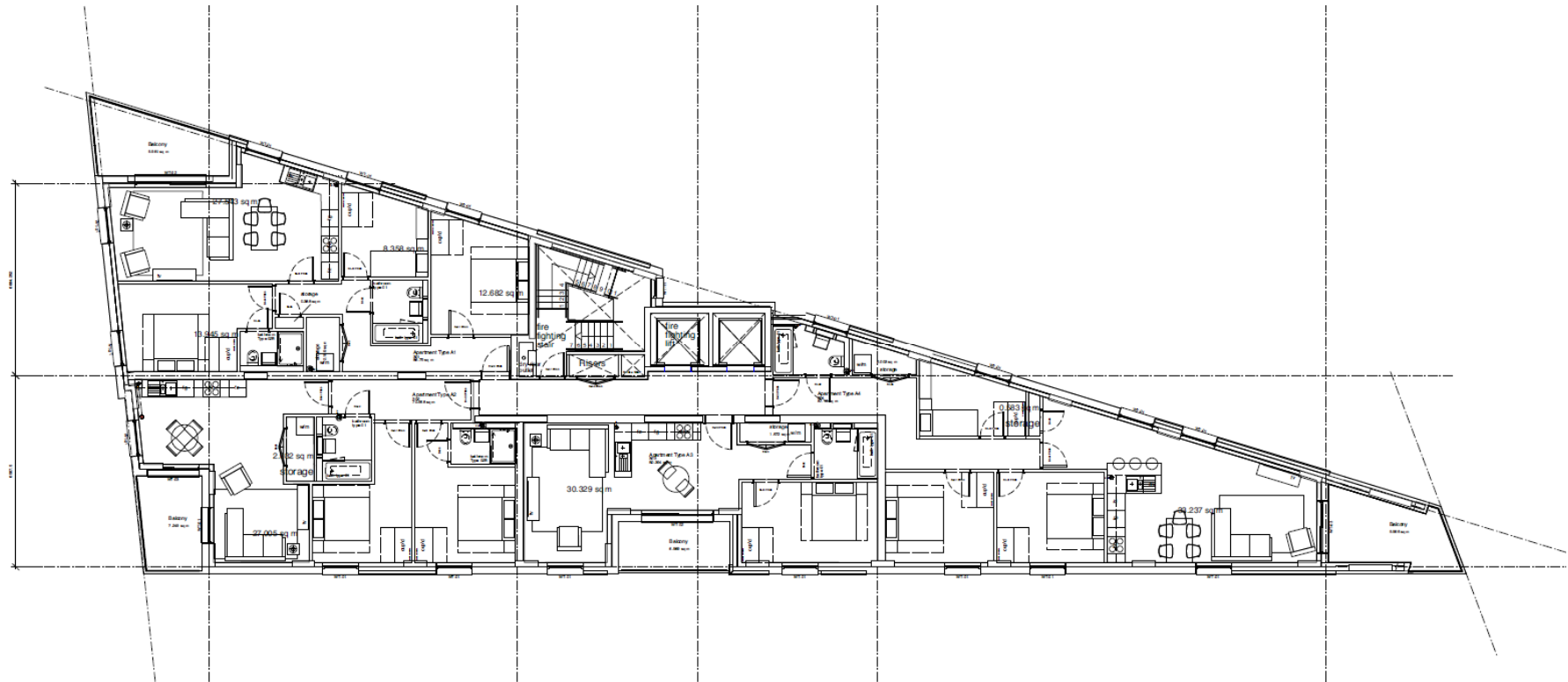
Ground floor plan



First floor plan



Typical upper floor



The Proposed scheme



View looking south on
Ilderton Road



View from railway

Industrial and Warehousing Floorspace

- Existing floorspace (B2 and industrial related sui generis) 225 sqm
- Proposed floorspace (B1c): 449 sqm
- Uplift against floor space: 224 sqm
- Floor to ceiling heights of 4m at both ground and first floor level.




Affordable Homes (Habitable rooms)

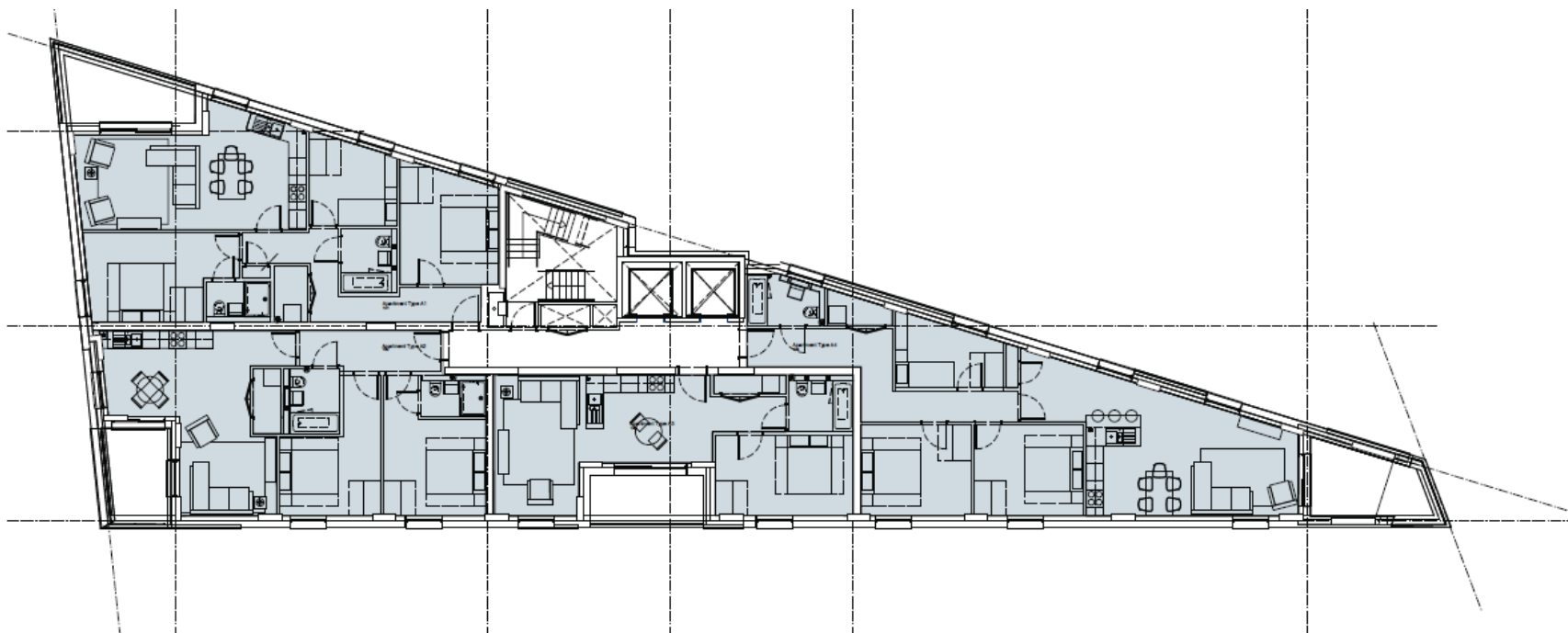
Total habitable rooms: 142

- 91 private
- 51 affordable
- 26% social (9 homes in total)
- 9.8% intermediate (4 homes in total)

36% affordable housing by habitable room




Affordable Homes on typical upper floors

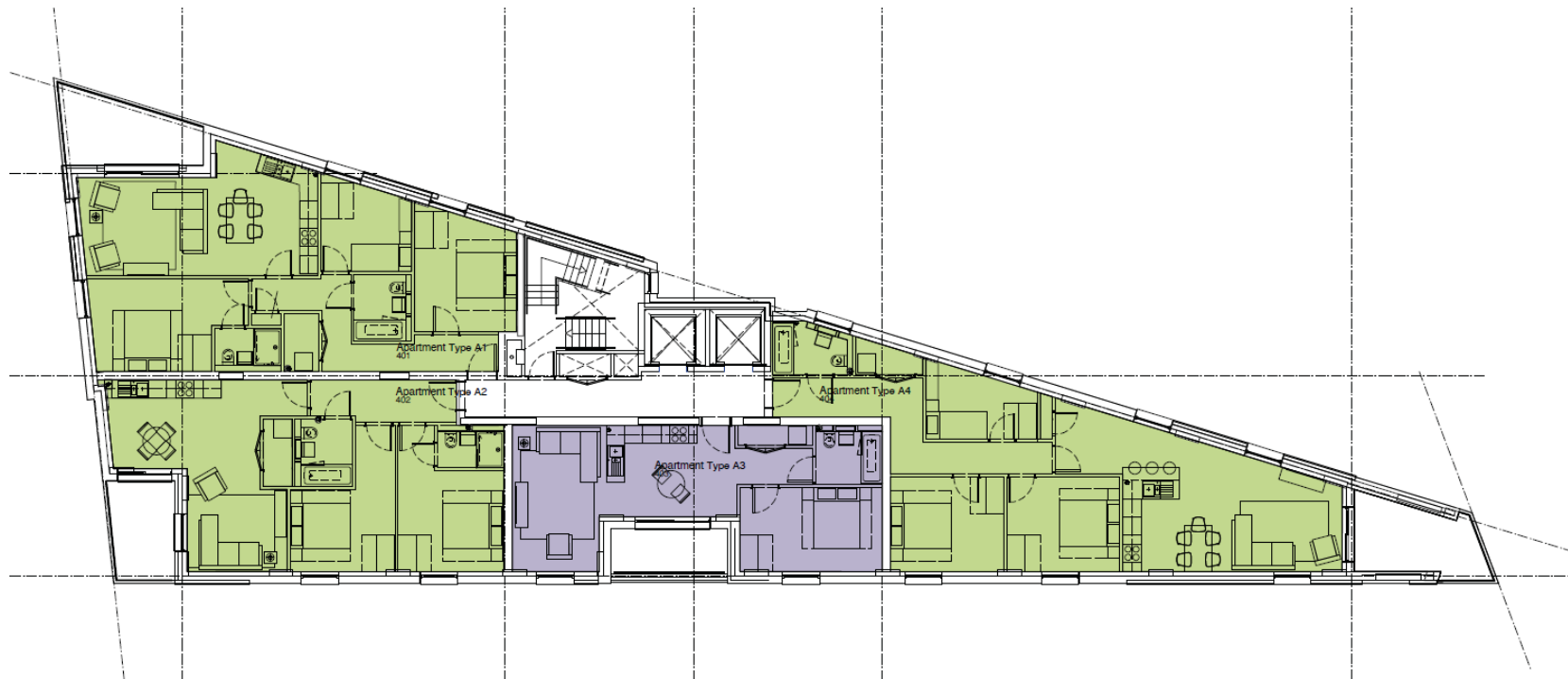
| Key | |
|--------------|---|
| Social Rent |  |
| Intermediate |  |
| Private |  |



Affordable Homes on typical upper floors

Key

| | |
|--------------|---|
| Social Rent |  |
| Intermediate |  |
| Private |  |



Amenity Space requirement

Private:

- All units will have private amenity space in the form of balcony/terrace.
- All 3 beds will provide 10 sqm

Communal:

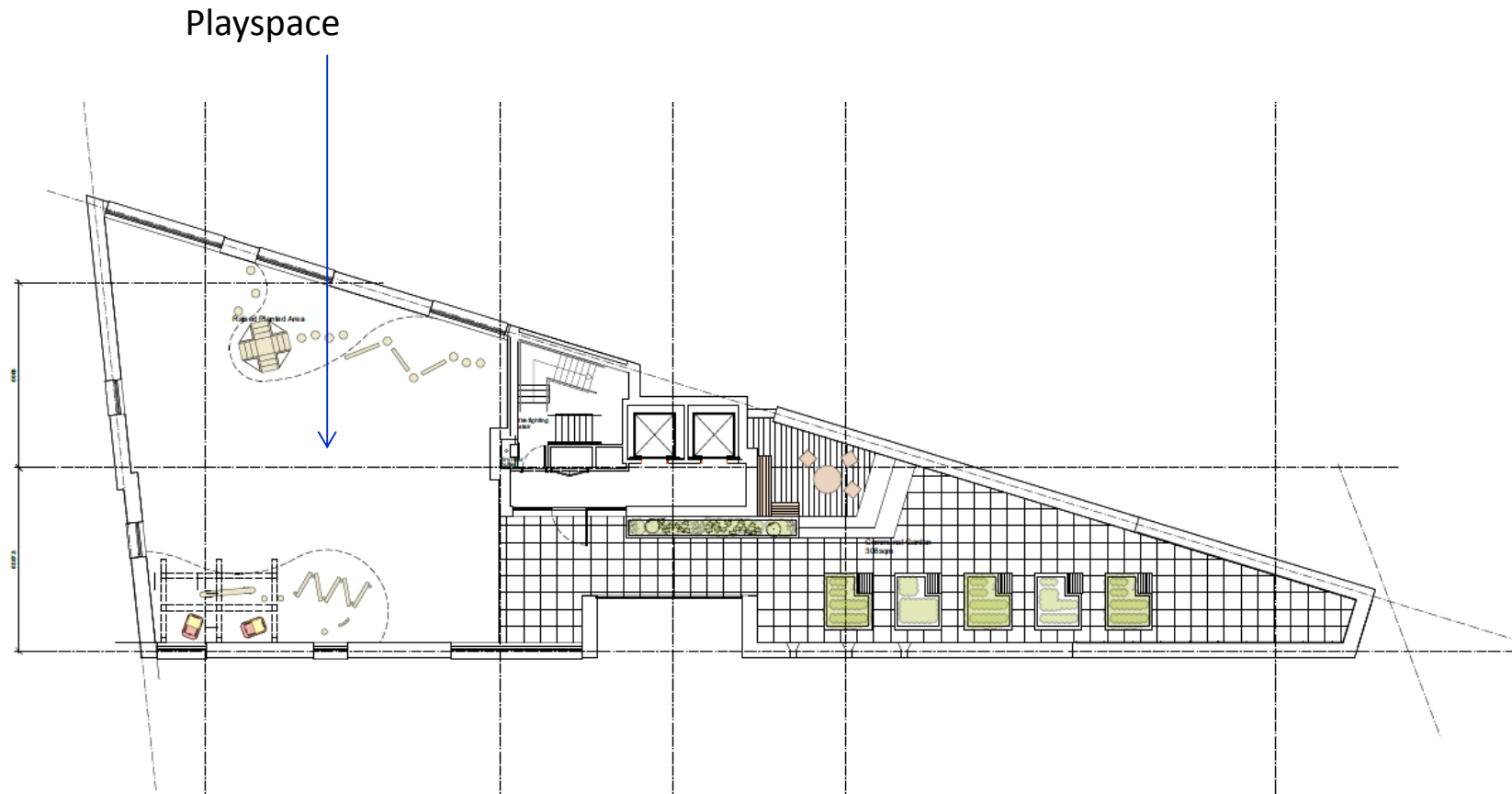
- 50 sqm required + shortfall from private amenity space from 1 and 2 beds
- 113 sqm communal space proposed and 70sqm to be off-set

Playspace:

- 195sqm required and 195sqm provided on the roof

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Playspace and Communal amenity space



Roof plan

Building Heights

12 storeys in height.
Top floor parapet wall
and railings to protect
communal amenity
space and playspace





313-349 Ilderton
Road planning
Committee resolved
to grant in November
2018.

Proposed
development

26



@lb_southwark



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22

Approved development at 313-349 Ilderton Road



Materiality



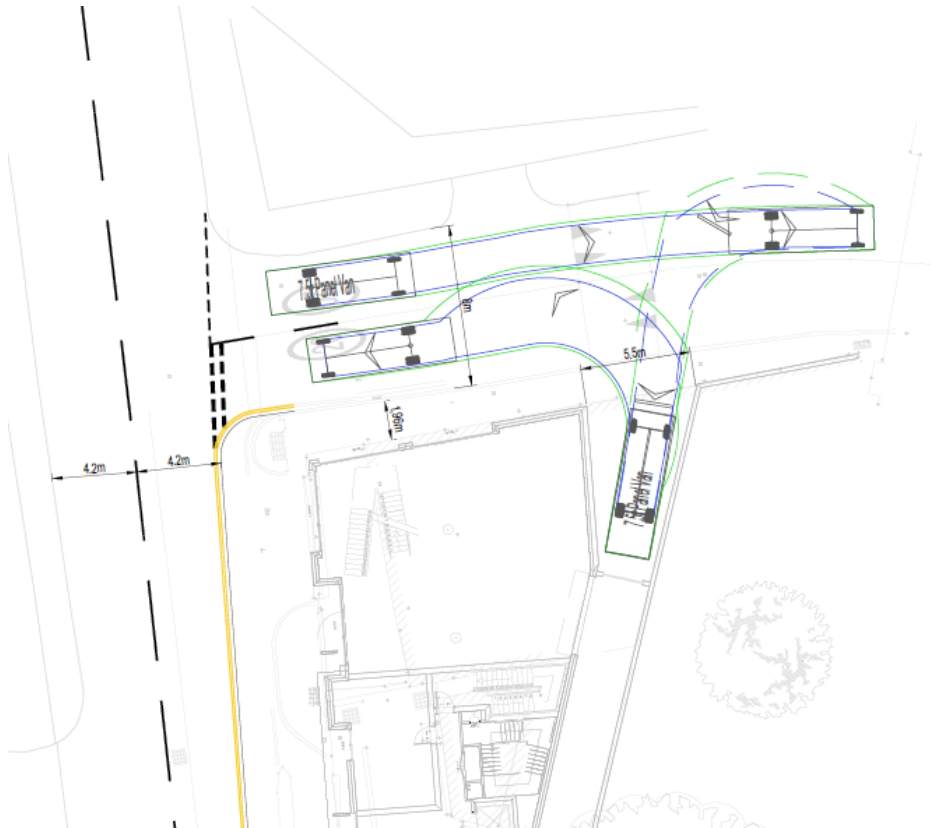
Proposed brick types



Proposed metal cladding



Servicing



Two separate delivery and servicing areas would be provided for the use of the residential and commercial units.

A delivery bay would be provided on Ilderton Road to the south of the site for residential deliveries and refuse collections.

A second delivery and servicing area is proposed to the rear of the building, which would be accessed via Hornshay Street for the commercial units.

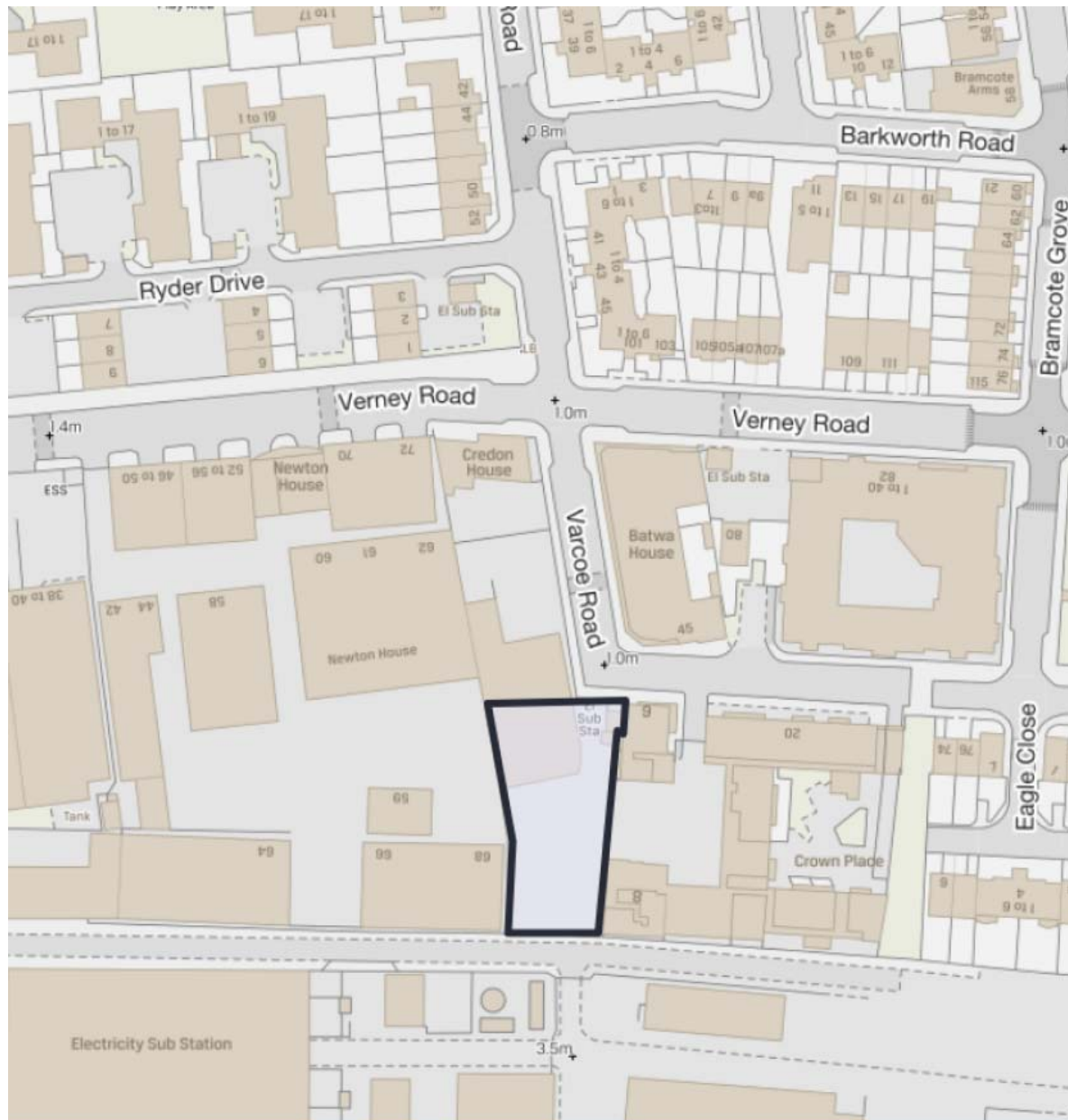
18/AP/2895 – 2 Varcoe Road, LONDON, SE15 3DG

Demolition of existing buildings and erection of a new mixed use development comprising a part 7, part 9 storey (maximum height above ground of 29.99m) building of 288sqm commercial floor space (Use Class B1) and 74 residential dwellings (Use Class C3) with associated bin stores, cycle stores, plant rooms and hard and soft landscaping.

This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.



Site area
0.12
hectares



Existing site



Existing site



View of the existing shed



View of the site from the north
including Pocket Living



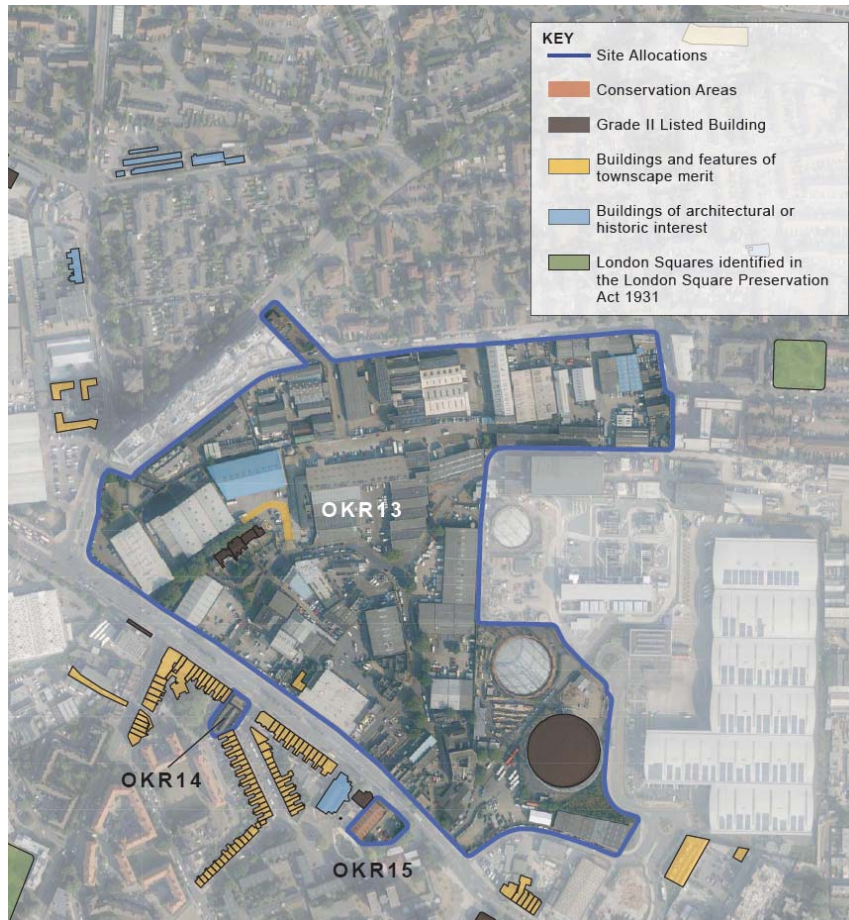


Adjoining residential building
Crown Place



View within the site

Extract from Draft OKR AAP OKR13



Building Typologies and Land uses



Masterplan



Site

Regeneration benefits

74 new homes
35.1% affordable housing (24 dwellings)
24.4% social rented
& 10.6% intermediate
288sqm of workspace
Active frontage
10% affordable workspace



Proposed Site Plan



Ground floor plan



Typical upper floor plans



The Proposed scheme



Aerial view from the west



Aerial view from the south



Aerial view from the north



Aerial view from the east

Industrial and Warehousing Floorspace

- Existing floorspace (B8 class) 275 sqm shed
- Proposed floorspace (B1): 288 sqm
- Uplift against floor space: 13 sqm
- Floor to ceiling heights of 3.65m at both ground level to line up with adjoining Pocket Living scheme



Affordable Homes (Habitable rooms)

Total habitable rooms: 188

- 122 private
- 66 affordable
- 24.4% social (17 homes in total)
- 10.6% intermediate (7 homes in total)

35.1% affordable housing by habitable room





View of affordable entrance



Amenity space requirement

Private:

- All units will have private amenity space in the form of balcony/terrace.
- All 3 beds will provide 10 sqm

Communal:

- 50 sqm required + shortfall from private amenity space from 1 and 2 beds
- 279sqm communal amenity space proposed with a shortfall of 47 sqm to be off-set

Playspace:

- 187sqm required and 187sqm provided on the roof

Playspace and Communal amenity space



Future context

Section of potential future development



Future context

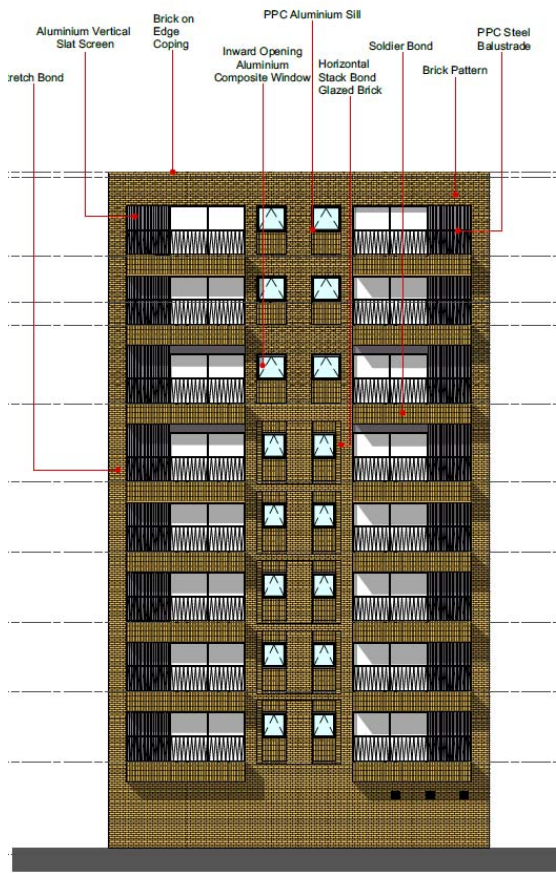


Building Heights

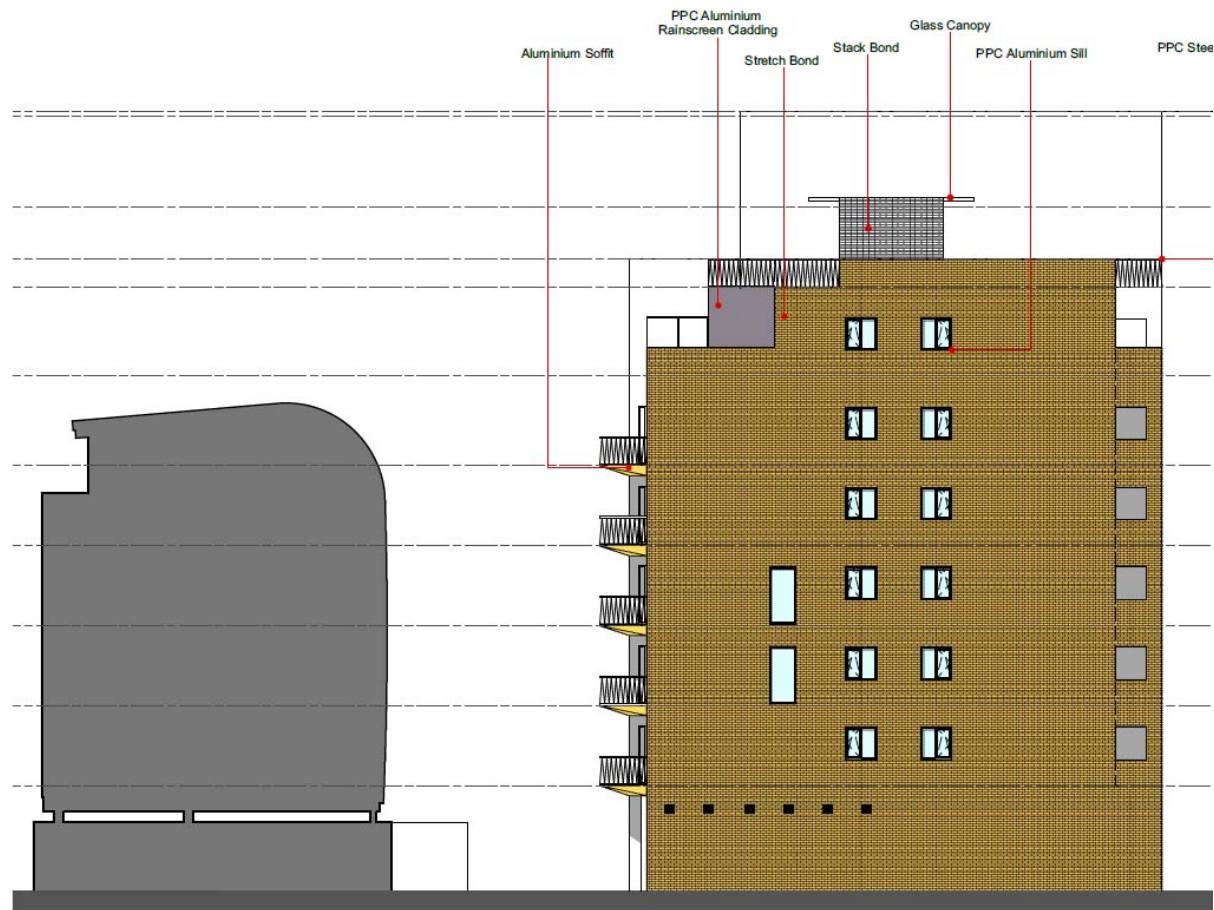
Maximum height of 29.9m.

7 storeys on the northern end of the site stepping up to 9 storeys to the south





South elevation



North elevation

Views of the scheme from the north



Materiality



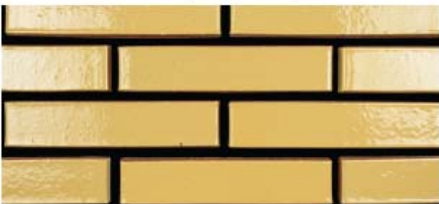
Slat grille



Aluminium soffit



Umbra Sawtooth Glazed brick (as colour below)



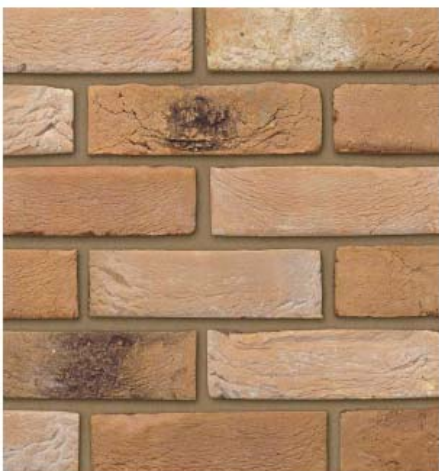
EH-Smith 3226-L Smooth Yellow Glazed Brick



PPC Aluminium



Metal/Wired Balustrade



Floriana Blend Brick



Servicing



- Residential Bin Store
- Commercial Bin Store

